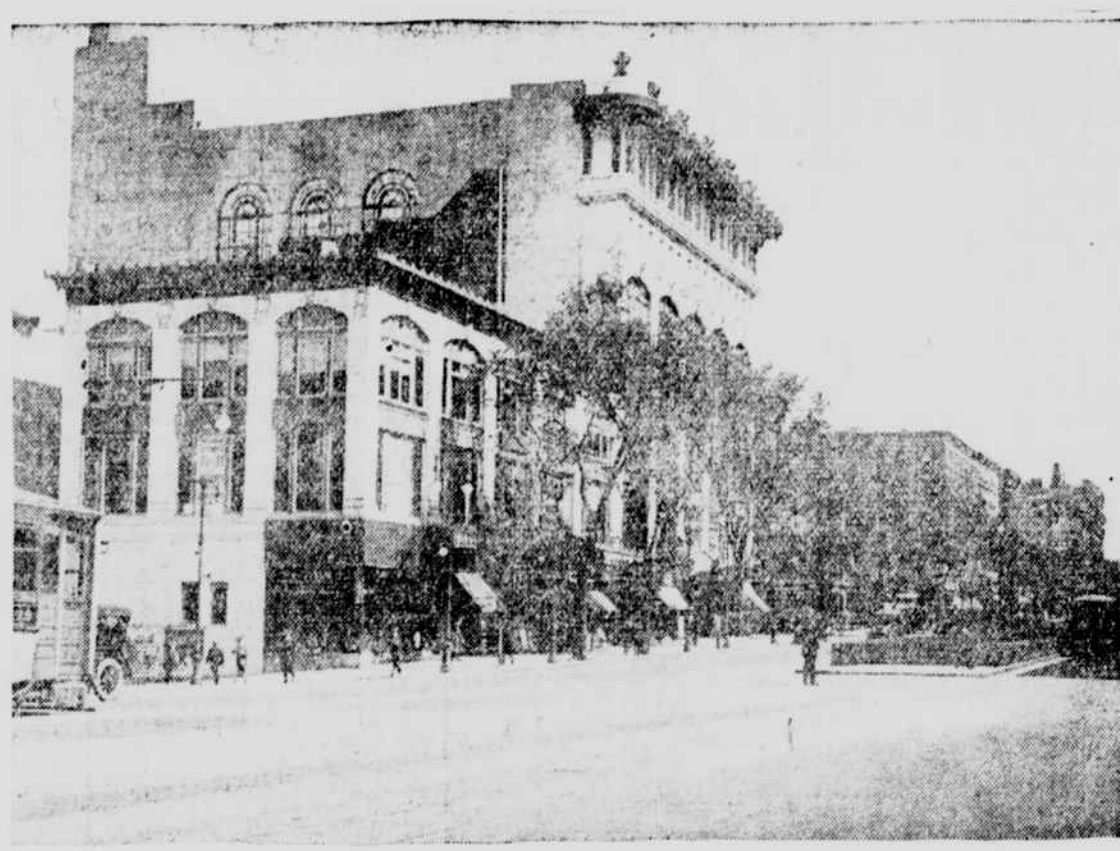


Where VINCENT ASTOR WILL HELP Reduce Food Prices



At 94th Street and Broadway, just south of Astor Market property.



96th Street and Broadway, north of the site of the Astor Market.



Model apartment house opposite the market property.

Will Be Like Open Air Markets of Northern Italy

Striking Features of the Public Market To Be Built in Upper Broadway by Vincent Astor—Novel Decorative Frieze on Facade—Enormous Ice Boxes Part of the Equipment.

The persons who have examined the plans for the big public market that will be built for Vincent Astor at the southeast corner of 95th and Broadway from designs by Tracy & Swartz, one of the leading architectural firms of this country, hold firmly to the opinion that it will be a model building. Land, building and equipment will represent an outlay of considerably more than \$1,000,000, but in spite of this huge sum invested the average cost of erecting a stall in the structure will be much lower than for conducting the same business in the old-fashioned way in a single store. With the lowest operation cost and the best possible for the stall owners to sell their produce to the public at prices that will bring joy to the hearts of all housewives in the district.

For a long time Mr. Astor has been trying to help solve the food and market problem of this city, being a member of the market committees of both Manhattan and the Bronx. The result of this study and investigation was the recent decision of his to improve the 95th st. and Broadway plot with a market that would embody his idea as to what such a building should be like. Mr. Astor is not going to be content with a perfectly equipped market. The structure will have unusually striking exterior lines, the facade being so attractive as to cause the housewife to enter and inspect the goods on sale. Once within the building, the housewife will see so many delicious, wholesome and tasty edibles, all to be had in just the right quantity for her table and at most tempting prices, that she will become a steady customer of the place.

Just beneath the cornice of the building will be a frieze four feet deep and running around the entire front and side walls, a distance of 200 feet. This frieze, designed by William Mackay, the mural artist, at the suggestion of the architects, has for its motives nothing but food. Cattle, sheep, pigs, chickens, ducks and fish in a decorative ensemble are held in composition by garlands of vegetables and fruit, while toward the receiving entrance flows a procession of market transports, beginning with the earliest market boats and through an evolution of vehicles ending with a mammoth motor truck. This is to be done in "Cerafitto," a permanent picture in colored cement, and promises to be the most interesting example of exterior decoration in the city.

The Cosmopolitan Garden, which is said to be the largest pure food market in the world, was recently opened in West 23d st. It occupies the former home of Stern Bros. About six other big public markets have been planned for Manhattan and Bronx plots this year. There is to be one in the Yorkville section, at 77th st. and Third ave.; another in Harlem, at 121st st. and Third ave., and still another will occupy the block bounded by 125th and Washington sts. and Broadway, being an outgrowth of the city market at the Fort Lee Ferry. In the lower Bronx a large public market has recently been opened. "Mr. Astor's architects, Tracy & Swartz, have designed a building suggested by the charming open air markets of Northern Italy," said a representative of Mr. Astor yesterday. "If the openings of the imposing arcade were not closed with glass, one might imagine that this was a structure in Florence."

"The interior will be entirely white enameled brick and dust to catch. A hose may be turned over the whole premises and absolute cleanliness will be attained. Mr. Astor is doing what has never been done before in equipment. He is furnishing all the tenants enormous ice boxes necessary for their business and heavy glass counters for the enameled stalls."

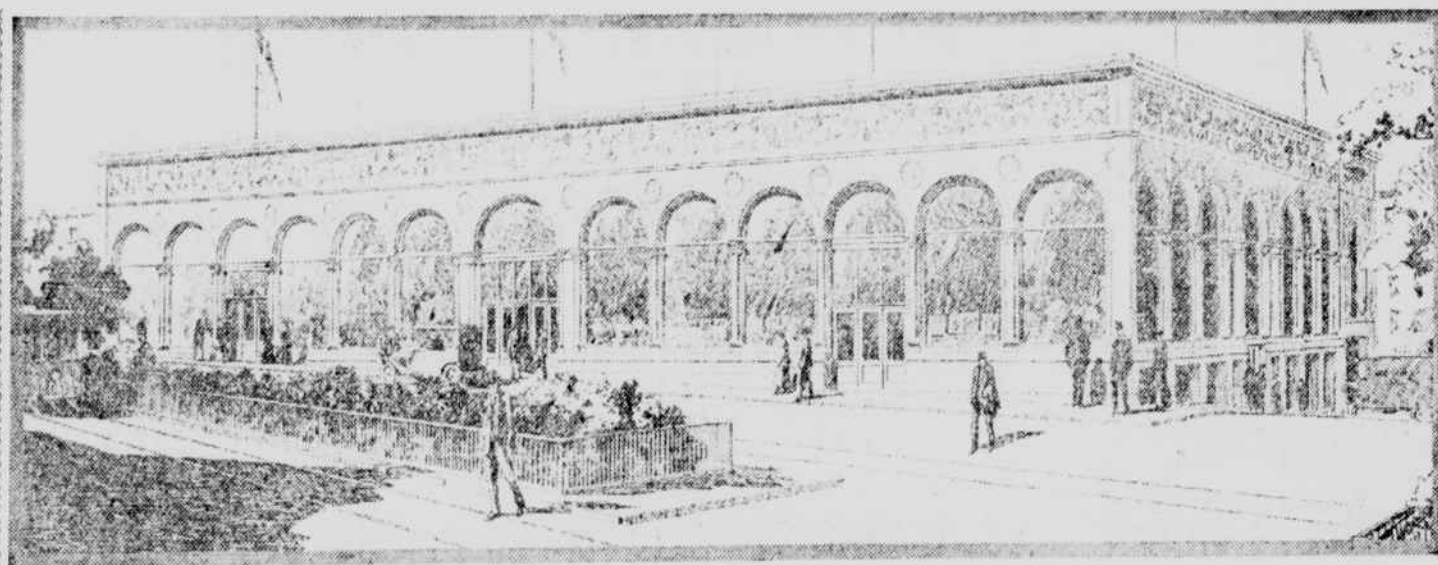
"This gives a uniformity to the interior much more sightly than the heterogeneous mass so often seen in other markets."

"There are over twenty thousand square feet of floor space on the main floor, and the only selling department on the lower floor is the fish market, which because of the ground falling away on 95th st. is above grade and perfectly lighted and ventilated."

"In the basement are the large cold storage rooms, with a temperature of 36 degrees, and the freezer, with a temperature of 20 degrees. Two forty-ton refrigerating machines cool these rooms, besides the ice boxes and glass display cases in the market proper."

"Ample provision is made for shipping and receiving. In the huge meat market vans driving directly into the building in 95th st."

"The exterior of the building will appeal to New Yorkers of artistic tastes."



Public market to be built from plans by Evans Tracy, at southwest corner of 95th Street and Broadway, by Vincent Astor.

who desires to take an acknowledgment or proof to an instrument to be recorded or to be read in evidence, must either before or after taking such acknowledgment or proof, but prior to or simultaneously with the offering of such instrument for record or to be read in evidence: (1) File a certificate of his appointment and his autograph signature in the office of any county clerk included in the City of New York, and the said county clerk with whom such acknowledgment or proof shall upon demand, authenticate any acknowledgment or proof of deed taken by such officer, without regard to the county in which such acknowledgment or proof was taken, provided such county was wholly included in the City of New York; and any such instrument so authenticated shall be accepted for record or read in evidence in any county of the City of New York or any other county of the state, without any further proof.

The act further provides that a commissioner shall affix to each instrument acknowledged or proved before him, in addition to his signature, the date when his term of office will expire, and also his official filing number given to him by the clerks of the counties with whom he has filed certificates of appointment. It is also provided that if such acknowledged instrument is to be recorded in the office of a register with whom such commissioner has filed his certificate and received an official filing number from such register, he must also affix that number to said instrument.

It is also made the duty of the city clerk to issue to a commissioner of deeds, upon request, as many certificates of appointment as such commissioner may deem necessary for the proper conduct of his office, and for each such certificate the city clerk shall collect a fee of 25 cents.

Every one knows that it is hard to rent a house, as a whole, on Manhattan Island, after it becomes shabby, in such a way as to get from it an adequate income. The value of the real estate mounts up and up through the years, while the condition of the buildings slopes down and down. The temptation, of course, is to remodel the building at slight cost, especially if it is upon or near an important thoroughfare, into a store, with one or two apartments over it. This way of remodeling is, as a matter of fact, penny wise and pound foolish, although it involves the least

Above the Foundation

By ARTHUR T. NICHOLSON

JOSEPH L. BUTTENWIESER, with a shining high hat, is a familiar figure these fine days in the haunts of the captains of industry, finance and reality. His stiff headgear is just as much a part of him as is the soft hat, a la sombrero style, an indispensable part of the costume of our own Teddy. Maybe it is our Joseph's lofty headpiece that portrays his lofty ambitions in political and other ways. He was a candidate last fall for the Congressional plum from the Nineteenth District, a place where the personal pronoun "I" is sandwiched in between a double cross, which in itself is a bad omen for political aspirants. It is this district, which extends from the North River and 125th Street to the Mount Morris section, that W. M. Chandler has twice captured as the Congressional Progressive candidate. Even if Buttenwieser is not representing the West End region of Manhattan, he is well entrenched in the hearts of the reality fraternity, and some day he may be sitting up at Albany in one of the most important seats. Were one to measure his faith in the great real estate market of New York by the number of properties owned, Buttenwieser's faith would appear almost boundless. He is one of the largest owners of flathouse properties in this town, and this is "some town," as Dugan, the office boy, said.

not so many years ago that Goldsticker made a trip to England to get a buyer for the old home of the Union Dime Savings Bank, at Thirty-second Street and Broadway. The fees he earned on that occasion were way up in the thousands.

A. L. DEAN, one of the invaluable aids of Robert E. Dowling, long ago qualified as an expert building and renting manager. Just before reality affairs became most unsettled, owing to the European war and other causes, he was asked to do a very big task. The job was to find tenants for the Adams Express Building, one of the latest and most imposing structures in lower Broadway. Granted that he was commissioned to fill a building that is as perfect as human ingenuity can devise, that it occupies a site that guarantees an abundance of light and air for the structure for all time, and that there was no doubt as to its management along the most approved lines, and yet we know you won't hinder our arm from throwing this bouquet of praise at Mr. Dean for doing a big task in a most creditable way and always with an inflexibly hopeful spirit, the never-say-die spirit that makes friends and gets tenants.

ALBERT B. ASHFORTH has that priceless faculty of easily winning your confidence and then keeping it. In one of his real estate addresses this is what he had to say on the subject of personality: "Personality plays a very important part in your success. Get close to your client, whether landlord or tenant, impress him with your integrity, and let him understand that you have his interests at heart and that by making his transaction through you he is assured of the best possible deal. After you close the transaction, do not leave your customer to his own devices; call upon him and see that he is satisfied; see that the repairs that he has asked for are done for him and in every way make him a satisfied customer."

It was on the same occasion that Mr. Ashforth uttered these words: "The best possible advertisement is the recommendation of a man you have already done business with and satisfied. For some unknown reason, I have often found that I was unable to ingratiate myself with a possible tenant at the first two or three meetings, but by continued effort and by offering him something that has not been thought of by anybody else I have been able to make him a friend. Though I may not have made a commission on that particular transaction, I have at least not made an enemy, and the chances are that my efforts may result in a transaction with some friend of this very man."

The recent sale of two West Fifty-seventh Street flathouses and the numerous discussions on the present and probable future attractiveness of the street that followed it have refreshed many minds as to what Ambassador Morgenthau said of the thoroughfare some years ago: "Looking into the future, we see Fifty-seventh Street the great retail street, the natural avenue for the distribution of Queensborough traffic." At least most of us will agree that Morgenthau had a firm grasp on the market conditions.

To Keep Up Traditions of Greenwich Village

Corporation To Be Formed for Preservation of Quaint Beauty of the Section—It Will Also Strive to Prevent Intrusion of Cheap Stores and Undesirable Apartment Houses—Will Remodel Charming Old Houses.

A corporation with a singular purpose is about to be formed in Greenwich Village. Its object will be the preservation of the quaint beauty of that section and the prevention of its possible decay by the intrusion of cheap stores and undesirable apartment houses. Wallace Bonadit, secretary of the Chelsea-Greenwich activities of the People's Institute, has organized the project, supported by half a dozen well known residents of the neighborhood and several members of the Washington Square Association. The name of the company is the Greenwich Village Rebuilding Corporation.

"We intend to improve this neighborhood," said Mr. Bonadit yesterday in explaining the movement, "in part, by actually remodeling buildings and to a greater degree by force of example and stimulation of interest, supplemented by a campaign now going on from several sources to keep up the traditions of Greenwich Village."

"The corporation, whose stock will probably be limited to \$25,000, will purchase an equity in and remodel houses with the purpose of renting and selling them. The houses chosen will be preferably near the outskirts of the best residential district in the section that are already threatened by the encroachment of undesirable tenants, or by the crude rebuilding of the beautiful old houses which a generation possessing taste for a more homelike style of architecture than the present one has left standing here. We expect to advance into blocks that are now run down and undesirable tenanted, staying off encroachment. A corporation of this size will probably do no more than remodel two houses, say, a year for the first two years, but a larger number can be provided for annually as the surplus accumulates. No one expects to get rich, needless to say, out of the project, and no salaries are to be paid. Our stockholders are merely residents of the district, conscious of its dignity and charm, and anxious to preserve them."

"Every one knows that it is hard to rent a house, as a whole, on Manhattan Island, after it becomes shabby, in such a way as to get from it an adequate income. The value of the real estate mounts up and up through the years, while the condition of the buildings slopes down and down. The temptation, of course, is to remodel the building at slight cost, especially if it is upon or near an important thoroughfare, into a store, with one or two apartments over it. This way of remodeling is, as a matter of fact, penny wise and pound foolish, although it involves the least

immediate expense. In this way a neighborhood runs down the fastest, for as the little cheap laundries, dyers, shops and bakeries creep in, the first class people in the neighborhood pack up and move away. The new tenants who rent living quarters over stores are naturally those who are not able to be very particular where they live. This is the process, observed in all the older districts of Manhattan Island, which sounds the knell of any neighborhood."

"Luckily, Greenwich Village has escaped that fate up to now. The village has become known as the American Latin Quarter, by which it is meant that artists, literary people and their followers—people who insist on the charm of living first, modern conveniences second and pretentiousness of style last of all—like to live here. The demand for studio apartments continually has for outstripped the supply. The old well built and rather run down house—the typical Greenwich Village mansion—with its handsome front porch and its pleasing proportions, is at minimum expense into a studio apartment building. Dozens of them have been built over in that way already. Apartments can be built in two floors, each consisting of a large living room, a small bedroom and a bath. Such apartments command from \$55 to \$75 a month. In every instance I know of in Greenwich Village the financial success of such an undertaking has been immediate. The latest example that has come to my notice is an old house in Ninth Street, on which \$7,000 spent in repairs raised the income of the building from \$1,600 a year to about \$4,000. Nor need it be imagined that these small, so-called studio apartments must depend on poor artists—men and women who actually paint pictures for a living—for their tenants. For every studio inhabited by an artist in New York it is safe to say that three or four more are inhabited by well-to-do people who like to live in a Bohemian atmosphere."

Boston folk will remember that such a corporation is not entirely unique. Podies of this sort before now have redeemed districts well on the way to become slums, and the last generation, Beacon Hill, in Boston, a district which bears the same relation to historic Boston that Greenwich Village does to New York, was rehabilitated into what is now probably the most exclusive residential district of Boston by such a corporation—after the whole district had sunk from the original glory of its Revolutionary days into an unsightly area covered with cheap tenements.

Earl H. Glidden Buys at Leonia

Purchases One of the Largest Houses in the Hill Section on Park Avenue.

One of the largest houses in the hill section of Leonia, N. J., has been sold to Earl H. Glidden. The house is located on Park av., and is being built by the Land company, which has promised to have it ready for occupancy on June 1.

A number of property owners who bought lots in the Leonia Heights section, which was opened to the public about seven years ago, have started to build on their holdings on account of the big demand for homes in this section this season.

Claus Otjen, who has already built four homes on the property owned by him, contracted last week for the erection of two additional houses to be built on Highwood av., within a half block of the Broad av. trolley. Leonia is reached from Manhattan in twenty minutes from the 130th st. ferry and twenty-six minutes from the 23d st. or Chambers st. ferry. Its high location affords a fine view of Overpeck Valley, the Hudson River and the Orange Mountains. It can boast of the most pleasing country surroundings, besides affording all the comforts of a city. The streets are graded and shaded by large trees. There are cement sidewalks, sewer system, water, gas and electric light. There are a number of schools and churches of various denominations and fine roads for motoring, besides excellent facilities for all kinds of outdoor recreation.

NIGHT SALE OF BROOKLYN LOTS

Improved Parcels in Borough Park Section Will Be Offered at Auction.

The interest of real estate owners, operators and investors generally was attracted last week to the Borough Park section of Brooklyn by the announcement made by the Jere Johnson, Jr. Company, auctioneers, that it would hold a closing out auction sale of 280 improved lots, being the entire unsold portion of the original Borough Park property, which extends from Forty-first Street to Sixty-first Street and from Avenue A to Avenue C.

On this property more than two thousand houses have been erected since its development by the Borough Park Company. The sale will be held Tuesday evening, June 15, at 7 o'clock, in the Brooklyn Academy of Music.

With the coming of new transit a change is taking place which means constantly increasing real estate values. New five story apartments of the latest type are being erected in the vicinity of New Utrecht Avenue; one of the more recent occupies the entire block front on Twelfth Avenue, near the Forty-ninth Street elevated station of the dual rapid transit system. Older one-family detached houses are being remodelled into two-family store houses, while many new detached two-family stucco houses are being erected.

"GALA DAY" AT LITTLE NECK

Burlesque Election, Games, Parade and Minstrel Show Arranged for Occasion.

An elaborate programme has been arranged for "Gala Day" to be held on Saturday, June 5, at Little Neck and Douglass, Long Island. An election of town officials will be held, which, according to the programme, will be simply "a burlesque affair and will afford many hours of amusement."

Following are the candidates:

Boomers' ticket: Mayor, Joseph Hicks; Nat Merry; Public Service Commissioner, A. W. Sullivan; John Dorr; Prosecuting Attorney, Howard Van Nostrand; W. Walling; Chief of Police, A. Helmas; H. J. Letterman; Judge, A. E. Bentley; F. A. Reif.

The festivities will begin at 10 o'clock in the morning with a baseball game and lawn tennis match. The afternoon, for a time, has been set aside for noisemaking by the ringing of fire and church bells and the blowing of whistles. This will be followed by fireworks, releasing of balloons and a parade, led by the newly elected mayor and his staff. In line will be civic bodies, school children, Boy Scouts and automobile and masquerade divisions.

This will be followed by games and exercises. A minstrel show will be held in the evening.

AMENDMENTS TO CITY DEEDS LAW

Bill Drafted by Register Edward Polak Relating to Commissioners.

Section 58 of the Greater New York Charter (Chapter 418 of the Laws of 1913), in relation to commissioners of deeds of the City of New York, has been materially amended by Chapter 607 of the Laws of 1915, known as the Hamilton-Fertig bill.

This bill was drafted by Register Edward Polak of Bronx County for the purpose of clarifying the language of the old law and of bringing such law into harmony with Section 310 of the real property law.

The new act repeals that portion of the old statute requiring commissioners of deeds to file certificates of appointment in the office of the county clerk or register, any of the county in which they reside, and with the register, if any, of the county in which the acknowledgments are taken, before they may proceed to act. It also repeals the provision making it mandatory upon commissioners to file certificates of appointment in the office of a register in which such commissioners desire to have instruments accepted for record.

Under the new law a commissioner of deeds, after qualifying in the office of the city clerk and paying a fee of \$5, as at present, may then administer oaths, or take acknowledgments, or proofs of deeds, or other instruments, without filing a certificate of his appointment and his autograph signature in any county office whatever.

To safeguard public records, however, it is provided that a commissioner